

**REDEVELOPMENT AGENCY MEETING  
FEBRUARY 28, 2006**

The meeting was called to order as the City Council at 2:06 p.m. by Council President Peters with all Council Members present.

Roll Call      Faulconer, Atkins, Young, Maienschein, Fyre,  
                    Madaffer, Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst  
Karen Heumann, City Attorney  
Elizabeth Maland, City Clerk

Chronology of the Joint Public Hearing:

Council Peters recessed the meeting at 4:03 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:11 p.m. by Council President Peters with all Council Members present. Council President Peters recessed the meeting at 5:10 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 5:18 p.m. by Council President Peters with all Council Members present. The meeting adjourned as the City Council at 5:53 p.m.

The meeting reconvened as the Redevelopment Agency at 5:53 p.m. by Chair Peters with all Agency Members present. The meeting adjourned as the Redevelopment Agency at 5:55 p.m.

The meeting reconvened as the City Council 5:55 p.m. by Council President Peters with all Council Members present. Council President Peters recessed the meeting at 7:00 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 7:08 p.m. with all Council Members present. The meeting adjourned as the City Council at 8:47 p.m.

The meeting reconvened as the Redevelopment Agency at 8:47 p.m. by Chair Peters with all Agency Members present.

## REDEVELOPMENT AGENCY MEETING MINUTES – FEBRUARY 28, 2006

### Joint Public Hearing

#### 1. Proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (Districts 2 and 8)

(Continued from the January 31, 2006 meeting, Redevelopment Agency Item 1 and Council Companion Item 331)

(RA-2006-83)

Item 1. Adopt a Resolution: Certifying that the information contained in EIR SCH No. 2003041001 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said EIR reflects the independent judgment of the Redevelopment Agency of the City of San Diego as Lead Agency; Stating for the record that the final EIR has been reviewed and considered prior to approving the project; Adopting the Findings and Statement of Overriding Considerations, and Adopting the Mitigation Monitoring and Reporting Program.

(RA-2006-74)

Item 2. Adopt a Resolution: Approving the proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; Approving the Report to Council; and Authorizing submission of the Proposed amendment and Report to Council to the City Council.

See Centre City Development Corporation report no. CCDC-06-06 and CCDC-06-04, dated January 25, 2006.

Public testimony in opposition by Carolyn Chas, Richard Barrett, Nico Calavita, Dianne Coombs, Joan Dahlin, Donald cohn, Laura Benson, Monserrat Herandez, Maria Martinez, Duncan McFetrich, Michael Manville, Matt Peterson, Jim Puegh, Wayne Riggs, Mignon Schere, Gabriel Somer, Patricia Collori, Rosa Morales, John Stump, Lorena Gonzalez, Jerry Butkeiwitz, Tom Mullaney, Bruce Coons, David Kersh, Ben Kamin, Molly Rhodes, Michael Magallanes, Blanca Esquer, Michael Conroy, and Kathy Evans-Calderwood.

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(Continued)

Public in favor by Barbara Warden, Michael Johnson, Joyce Summer, Don D'Amato, Todd Ruth, Craig woods, Robert Nobel, Sandra Simmons, Gary Smith, Jim Schmidt, Tom Fitzgerald, Kathy Davis, Alex Boyarsky, Scott Tillson, Patti Krebs, Scott Alvey, Michael Witkin, Keith Fernandez, Craig Anderson, Steven Gibson, Sherry Jones, Jim Dawe, Donna Jones, Brad Perozzi, Mike Singer, Mike McDade, Christopher Hall, Erik Brouvold, Thomas Fat, Sharon Cloward, Gary London, John Helmer, Simonne Ruff, and Tom Scott.

Alexandra Elias, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Council Companion Item no. 331

Staff: Alexandra Elias 533-7117

Garry Papers 533-7116

Agency Counsel: Susan Cola

Motion by Member Faulconer to Adopt with the following Amendments and Directions (with Fyre and Madaffer in opposition)

1. Adopt a resolution repealing the Centre City Community Plan adopted April 28, 1992, and adopting the proposed New Downtown Community Plan based upon the staff report dated January 25, 2006, with the changes listed on the "Community Plan Errata," dated February 28, 2006, and the Addendum to the Community Plan Errata, dated February 28, 2006.

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(Continued from the January 31, 2006 meeting, Redevelopment Agency Item 1 and Council Companion Item 331)

(Continued)

Motion by Member Faulconer to Adopt with the following Amendments and Directions (with Fyre and Madaffer in opposition)

2. Direct CCDC staff to draft implementing language within 60 days to establish a new FAR Bonus Payment program for Redevelopment Agency approval with the following components:
  - a. The FAR Bonus Payment would be set and fixed at \$15/FAR square foot to be applied at the time that the Development Application is deemed complete and payable upon issuance of a Building Permit.
  - b. The FAR Bonus Payment should only apply to development projects within the Redevelopment Project Areas covered by the plan.
  - c. Subject to the requirement of California Redevelopment Law, the FAR Bonus Payments would be deposited into a Dedicated fund to be used to assist in the acquisition and construction of downtown parks and public infrastructure that have been identified in the Centre City Public Facilities Financing Plan. To the extent that FAR Bonus pays for Public Facilities identified in the Financing Plan, the cost basis of such facilities shall be reduced.
3. Direct CCDC staff to draft implementing language within 90 days to create a Downtown Parks Maintenance Program for Council and Redevelopment Agency approval to be privately and voluntarily funded.
4. Direct Council Districts 2 and 8 to propose an Implementation and Monitoring Committee within 30 days of Council approval to review progress of plan implementation on an annual basis.

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#### **1. Proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (Districts 2 and 8)**

(Continued from the January 31, 2006 meeting, Redevelopment Agency Item 1 and Council Companion Item 331)

(Continued)

Motion by Member Faulconer to Adopt with the following Amendments and Directions (with Fyre and Madaffer in opposition)

5. Introduce the Proposed Centre City Plan District Ordinance based upon the staff report dated January 25, 2006, within the changes listed in the Centre City Planned District Ordinance Errata, dated February 28, 2006, and the Addendum to the Proposed Centre City Planned district Ordinance, dated February 28, 2006.
6. Introduce the Ordinance Approving and Adopting the Proposed Tenth Amendment to the Redevelopment Plan for The Centre City Redevelopment Project.
7. Certify the Final Environmental Impact Report for the Proposed Centre City Downtown Community Plan, the Proposed Centre City Planned district Ordinance and the Proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; adopt certain findings and adopt the Statement of Overriding Considerations regarding the environmental Impacts of the Proposed Actions; and adopt The Mitigation and Monitoring Program.
8. Direct CCDC and City Facilities Financing staff to propose an update to the Centre City Facilities Financing Plan within six months for review and approval by the Land Use and Housing Committee (or Council) to provide adequate Public Infrastructure for future development in accordance with the plan.
9. Direct CCDC staff to clarify that EIR Historical Resources and Archeological Sections shall conform to the City's Existing Designation and Site Development Permit Process.
10. Direct CCDC staff to Revise the EIR Historical Resources and Archeological Section to require additional mitigations for both the direct and cumulative impacts as determined to be appropriate by the Historic Resources Board through the site Development Review Process.

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(Continued from the January 31, 2006 meeting, Redevelopment Agency Item 1 and Council Companion Item 331)

(Continued)

Motion by Member Faulconer to Adopt with the following Amendments and Directions (with Fyre and Madaffer in opposition)

11. Reaffirming that the EIR Identifies Cumulative Significant Impacts to Water Quality from Urban Run-off. An increase in Vehicle Traffic and other Economic Activity may cause an increase in trash, brakedust, oils, and solvents, which may increase levels of bacteria and other pollutants in Urban Run-off. The EIR contemplates implementation of best management practices as currently required by the Municipal Code, which in turn implements the Federally Enforceable Municipal Storm Water Permit issued by the Regional Water Quality Control Board. These Best Management Practices mitigate the impacts to Water Quality from Urban Run-off to the Federal Water Quality Standard of “Maximum Extent Practicable.” As such, the Program EIR acknowledges Water Quality impacts to the mitigated to the extent feasible through existing Federal, State, and Local regulations.
12. Allow Living Unit Projects as defined in the Planned District Ordinance as a permitted right in the zones where they are currently required to obtain a Neighborhood Use Permit.

Second by Member Hueso

Passed by the following Vote: 6-2

**Redevelopment Agency Resolution and Document numbers R-04001 and D-04001a (Final EIR); D-04001b (Findings) D-04001c (Statement of Overriding Considerations); R-04002 and D-04002; City Council Resolution numbers Subitem A - introduced, to be adopted on Monday, March 20, 2006; Subitem B - R-301264; Subitem C – introduced, to be adopted on Monday, March 20, 2006; Subitem D – R-301265.**

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**Adjournment**

The meeting adjourned as the Redevelopment Agency with City Council at 8:47 p.m.

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Elizabeth S. Maland, Secretary Redevelopment Agency  
of the City of San Diego  
(jis)